



UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

**Caption in Compliance with D.N.J. LBR 9004-1(b)**

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Order Filed on April 29, 2021  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

In Re:  
DAWN MARIE DIMONDE

Case No.: 19-12915  
Hearing Date: 4/28/2021 9AM  
Chapter: 13  
Judge: MBK

**ORDER AUTHORIZING  
SALE OF REAL PROPERTY**

Recommended Local Form:  Followed  Modified

The relief set forth on the following pages numbered two (2) and three (3) is  
**ORDERED**.

**DATED: April 29, 2021**

A handwritten signature in black ink, appearing to read "Michael B. Kaplan".  
Honorable Michael B. Kaplan  
United States Bankruptcy Judge

After review of the Debtor's motion for authorization to sell the real property commonly known as 35 N 6th Avenue, Manville, NJ, New Jersey (the Real Property).

**IT IS hereby ORDERED** as follows:

1. The Debtor is authorized to sell the Real Property on the terms and conditions of the contract of sale pursuant to 11 U.S.C. §§ 363(b) and 1303.
2. The proceeds of sale must be used to satisfy the liens on the real property unless the liens are otherwise avoided by court order. Until such satisfaction the real property is not free and clear of liens.
3.  In accordance with D.N.J. LBR 6004-5, the *Notice of Proposed Private Sale* included a request to pay the real estate broker and/or debtor's real estate attorney at closing. Therefore the following professional(s) may be paid at closing.

Name of professional:	Vincent Bariaua	Andrea Tomporowski
Amount to be paid:	3.5% of sales price	2.5% of sales price
Services rendered:	Listing Realtor Comm	Selling Realtor Commission
<p>Joseph W. Coiro, Esq. \$1,500 plus estimated expenses not to exceed \$500 Debtor/Seller's Attorney</p>		

**OR:**  Sufficient funds may be held in escrow by the Debtor's attorney to pay real estate broker's commissions and attorney's fees for the Debtor's attorneys on further order of this court.

4. Other closing fees payable by the Debtor may be satisfied from the proceeds of sale and adjustments to the price as provided for in the contract of sale may be made at closing.

5. The amount of \$ 25,150.00 claimed as exempt may be paid to the Debtor.
6. The  *balance of proceeds* or the  *balance due on the debtor's Chapter 13 Plan* must be paid to the Chapter 13 Trustee in the Debtor's case.
7. A copy of the HUD settlement statement must be forwarded to the Chapter 13 Trustee 7 days after closing.
8.  The debtor must file a modified Chapter 13 Plan not later than 21 days after the date of this order.
9. Other provisions:

*rev.8/1/15*